



## WATERVILLE PLANNING BOARD MINUTES

DATE OF MEETING: September 14, 2021

VENUE: The Elm, 21 College Avenue, and via Webinar

MEMBERS PRESENT: x Samantha Burdick, Chair  
x April Chiriboga  
x Tom DePre  
x David Johnson  
x Hilary Koch  
x Uria Pelletier  
x Bruce White

STAFF PRESENT: Ann Beverage, City Planner  
Alli Brochu, Administrative Assistant  
Randy Marshall, Airport Manager

### MINUTES:

Tom DePre made a motion to approve the minutes of the August 24, 2021, meeting. David Johnson seconded. Vote 7-0 in favor.

ITEM 1: The Waterville Public School Department is requesting rezoning for a portion of Assessor Map 27, Parcel 34, 100 West River Road, from Resource Protection to Residential-B. Rezoning is necessary to construct a storage building at the Junior High School. This review is in accordance with Section 7.1 of the Zoning Ordinance.

Engineer Jeff Allen with A. E. Hodsdon Consulting Engineers told the Board that before Waterville Public Schools can construct a 10,000 square foot storage building at the Junior High School, a portion of the property will have to be rezoned. An approximately 188,340 square foot area northerly of the parking lot off the gymnasium must be rezoned from Resource Protection to Residential-B.

### ACTION:

Uria Pelletier made a motion to recommend that the City Council rezone the property as requested. Tom DePre seconded. Vote: 7-0 in favor.

ITEM 2: Cleantap Energy is requesting Final Plan Review for a solar farm to be constructed between Eight Rod Road and Punky Lane. This review is in accordance with Article 7 of the Site Plan Review Ordinance.

Engineer Jayson Haskell with D. M. Roma Consulting Engineers presented plans for a 3.5 MW solar farm to be constructed on approximately 14 acres of a 40-acre parcel between Punky Meadows mobile home park and Eight Rod Road. Solar panels will be laid out in two sections

of the meadow to minimize impact to streams and wetlands. Vehicular access will be from Eight Rod Road, but power lines will connect into the existing electrical grid across Punky Lane. The developer is providing space near Eight Rod Road for the community to install raised bed gardens as suggested by Mayor Coelho.

Multiple permits are required for this project. Maine Department of Environmental Protection (MDEP) requires a Natural Resources Protection Act (NRPA) Tier I Wetland Alteration permit, an NRPA Permit by Rule for the utility crossing, and a Stormwater Permit by Rule. The Army Corp of Engineers also requires a permit for wetland disturbance.

Abutter Todd Hart requested an evergreen buffer along his rear property line as provided in Section 4.3.32.C(1) of the Zoning Ordinance

**ACTION:**

David Johnson made a motion to approve the project with the following conditions:

1. The developer shall provide a letter of approval from Fire Chief Shawn Esler.
2. The developer shall provide either a glare analysis or a letter from the FAA waiving its requirement for a glare analysis.
3. The developer shall install a compact evergreen hedge along the boundary between the solar panels and Todd Hart's rear property line (Assessor Parcel 12-40, 685 West River Road).

Tom DePre seconded. Vote: 7-0 in favor.

ITEM 3: The City of Waterville is requesting a revision to Section 5.15 of the Zoning Ordinance to allow solar farms in the Airport District. This review is in accordance with Section 7.1 of the Zoning Ordinance.

Airport Manager Randy Marshall told the Board that this change to the Zoning Ordinance will allow solar farms on airport property in the Airport District. It will allow developers to expand solar farms and construct additional solar farms at LaFleur Airport in the future without rezoning. Currently, solar farms are allowed in the Airport Industrial Zone.

**ACTION:**

Bruce White made a motion to recommend that the City Council revise the Zoning Ordinance as requested. David Johnson seconded. Vote: 7-0 in favor.